



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD16-5
APPLICANT: Loretta Bass and Petitioners
DATE: April 14, 2016
LOCATION: 300 & 400 Block of College Avenue
TO: Interested Neighbors
WARD: 4
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Rezoning

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider rezoning the 300 Block and most of the 400 Block of College Avenue. This property is currently zoned R-3, Multi-Family Dwelling District, and rezoning is requested to R-1, Single Family Dwelling District.

Please join us for a Pre-Development discussion of this proposal on Thursday, April 28, 2016 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

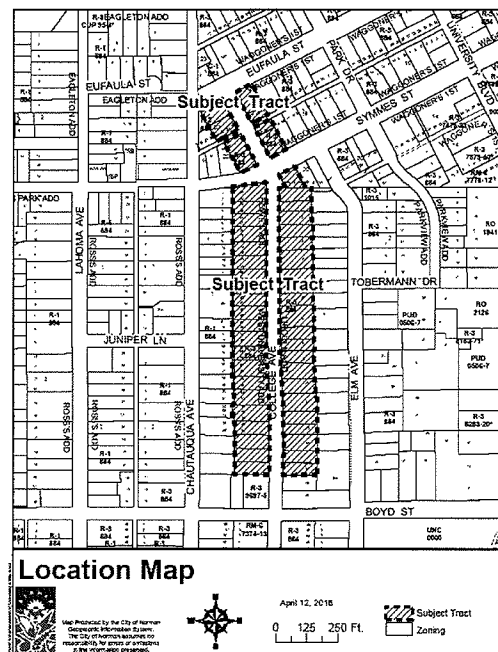
This applicant has filed a concurrent application for Planning Commission consideration of this request at their May 12, 2016 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Loretta Bass, (405) 496-1712 between 8:00 a.m. and 5:00 p.m. weekdays. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP





Application for

Pre-Development Informational Meeting

Case No. PD 16-5

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER

Loretta E. Bass

ADDRESS

440 College Avenue
Norman, OK 73069

EMAIL ADDRESS

LBass@ou.edu

NAME AND PHONE NUMBER OF CONTACT PERSON(S)

Loretta Bass 405-496-1712

BEST TIME TO CALL: 8a. Sp. - Monday - Friday☒ Concurrent Planning Commission review requested and application submitted with this application.A proposal for development on a parcel of land, generally located 300 and 400 blocks of College Avenue

and containing approximately _____ acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

Currently, the area is zoned R-3 (multi-family). We would like to rezone to R-1 (single-family). The area in question is substantially owner-occupied, single-family structures in practice. Roughly 70% of owners have signed the petition in support to rezone the 300 and 400 blocks of College Avenue to single-family (R-1) construction/structures.

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
- ☐ Land Use
- ☐ Transportation
- ☒ Rezoning to R-1 District(s)
- ☐ Special Use for _____
- ☐ Preliminary Plat _____ (Plat Name)
- ☐ Norman Rural Certificate of Survey (COS)
- ☐ Commercial Communication Tower

Items submitted:

- ☐ Deed or Legal Description
- ☒ Radius Map
- ☒ Certified Ownership List
- ☒ Written description of project
- ☐ Preliminary Development Map
- ☐ Greenbelt Enhancement Statement
- ☒ Filing fee of \$125.00

Current Zoning: R-3

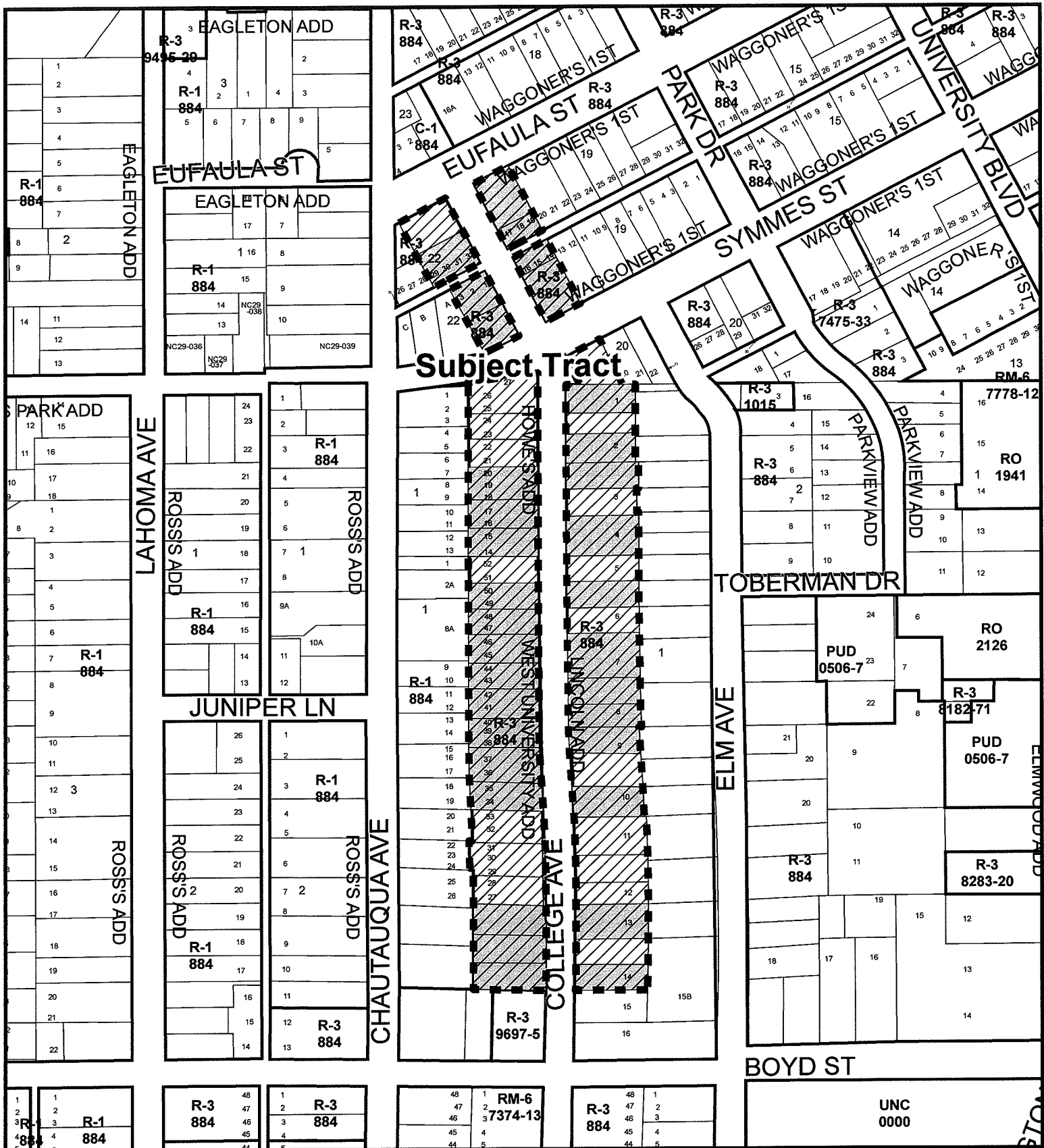
Current Plan Designation: _____

Concurrent Planning Commission Review Requested: ☒

Received on:

4-6-16at 9:15 a.m./p.m.by mt

OFFICE OF THE CITY CLERK



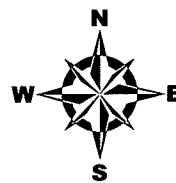
Petition Map

64.2% of Property Owners Signed Petition






Map Produced by the City of Norman
Geographic Information System.
(405) 366-5316

The City of Norman assumes no
responsibility for errors or omissions
in the information presented.



0 125 250 Feet

April 13, 2016

-  Subject Tract
-  Notification Area
-  Support